

SHOP TO LET



**Robertson
Brown**

RETAIL

Bearwood

596 Bearwood Road
B17 9RP

ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

GROSS FRONTAGE	4.94 m	(16ft '2")
INTERNAL WIDTH	4.82 m	(15 '2"ft)
SHOP DEPTH	29.60 m	(97 '11")
GROUND FLOOR SALES AREA	151.89 sq m	(1635 sq ft)
STORAGE AREA	19.51 sq m	(210 sq ft)
OFFICE	3.62 sq m	(39 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£20,500 per annum** exclusive of rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £20,500

RATES PAYABLE £8,877

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

LOCATION

The subject premises are situated at the Southern end of Bearwood Road close to it's junction with Hagley Road. Nearby occupiers include: **TESCO, BOOTS, JOHNSONS DRY CLEANERS, HALIFAX, HOLLAND & BARRETT** etc.

VIEWING

By arrangement via Robertson Brown Ltd.

Dominic Brown
0121 503 2132
dominic@robertsonbrownltd.com

Gary Bucknall
0121 503 2129
gary@robertsonbrownltd.com



3 Brindleyplace
Birmingham
B1 2JB

